164.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	971,300 / 971,300
					USE VALUE:	971,300 / 971,300
					ASSESSED:	971,300 / 971,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14	-16	APPLETON PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CASSELL JAMES S III
Owner 2:	INGRAM LYNETTE M
Owner 3:	
Street 1:	14 APPLETON PLACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HAFFERTY JOHN M/JOSEPH F -
Owner 2:	REMILLARD MARY RITA -
Street 1:	14-16 APPLETON PLACE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3116 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	576,500	6,300	388,500	971,300
Total Card	0.103	576,500	6,300	388,500	971,300
Total Parcel	0.103	576,500	6,300	388,500	971,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 311.71 | /Parcel: 311.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 108886

GIS Ref

GIS Ref

Insp Date 02/12/09

!12733!

PREVIOUS ASSESSMENT

Parcel ID: 164.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	576,600	6300	4,500.	388,500	971,400	971,400	Year End Roll	12/18/2019
2019	104	FV	421,900	6300	4,500.	388,500	816,700	816,700	Year End Roll	1/3/2019
2018	104	FV	421,900	6300	4,500.	260,900	689,100	689,100	Year End Roll	12/20/2017
2017	104	FV	395,600	6300	4,500.	249,800	651,700	651,700	Year End Roll	1/3/2017
2016	104	FV	395,600	6300	4,500.	227,600	629,500	629,500	Year End	1/4/2016
2015	104	FV	352,300	6300	4,500.	183,200	541,800	541,800	Year End Roll	12/11/2014
2014	104	FV	352,300	6300	4,500.	163,700	522,300	522,300	Year End Roll	12/16/2013
2013	104	FV	366,600	6300	4,500.	155,400	528,300	528,300		12/13/2012

PRINT

Date	Time
12/11/20	02:47:27

LAST REV

Date	Time
03/16/20	12:24:30

danam

12733

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAFFERTY JOHN M	54159-549		1/15/2010		520,000	No	No		
HAFFERTY KATHER	43968-348		10/27/2004	Family	99	No	No		
WHALEN MARION	26693-530		9/29/1996		99	No	No		A

USER DEFINED

Prior Id # 1:	108886
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/21/2020	141	Redo Bas	15,000	C				
10/17/2016	1255	Heat App	4,500	C				
3/19/2012	249	Heat App	6,000					install gas furnac
12/23/2011	1891	Add Att	23,000					
12/6/2011	1585	Dormers	20,000					3rd FLOOR DORMER W

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2012	Info Fm Prmt	BR	B Rossignol
5/8/2012	Info Fm Prmt	MM	Mary M
2/12/2009	Meas/Inspect	294	PATRIOT
12/3/1999	Meas/Inspect	267	PATRIOT
7/21/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	70.	1.23	11									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.98697042
Const Adj.:	0.98500049
Adj $ / SQ:	165.268
Other Features:	125500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	708236
Depreciation:	131732
Depreciated Total:	576504

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	7	3	
Totals			
2	13	5	

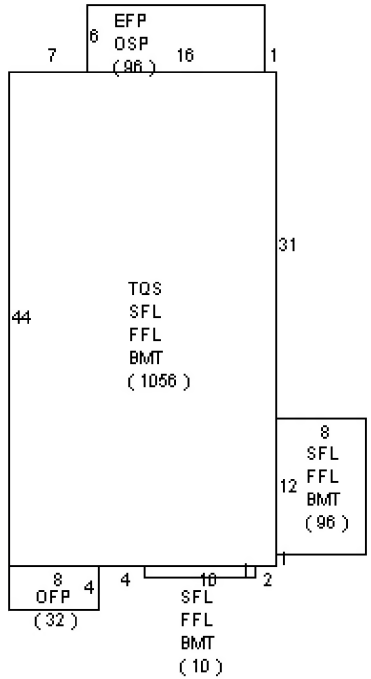
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	165.27
Special Features:	0	Val/Su Net:	128.05
Final Total:	576500	Val/Su SzAd	185.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,162	49.580	57,613
FFL	First Floor	1,162	165.270	192,042
SFL	Second Floor	1,162	165.270	192,042
TQS	3/4 Story	792	165.270	130,892
EFP	Enclos Porch	96	54.750	5,256
OSP	Screen Porch	96	36.500	3,504
OFP	Open Porch	32	43.340	1,387

Net Sketched Area:	4,502	Total:	582,736
Size Ad	3116	Gross Are	4766	FinArea	3116
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

164.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X28	A	AV	1925	19.70	T	40	104			6,300			6,300

More:	N	Total Yard Items:	6,300	Total Special Featues:		Total:	6,300